

040.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,018,700 / 1,018,700

ASSESSED:

1,018,700 / 1,018,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BOWDOIN ST, ARLINGTON

OWNERSHIP

Owner 1:	GAILUS NICOLE M & ARSHAN J D	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 30 BOWDOIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	SLETTEN THOR/EWA -
Owner 2:	-

Street 1: 30 BOWDOIN STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 2136 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							26885
							GIS Ref
							GIS Ref
							Insp Date
							05/04/09

PREVIOUS ASSESSMENT

Parcel ID 040.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	464,900	0	4,500.	444,000	908,900	908,900	Year End Roll	12/18/2019
2019	101	FV	349,000	0	4,500.	471,800	820,800	820,800	Year End Roll	1/3/2019
2018	101	FV	349,000	0	4,500.	344,100	693,100	693,100	Year End Roll	12/20/2017
2017	101	FV	349,000	0	4,500.	299,700	648,700	648,700	Year End Roll	1/3/2017
2016	101	FV	349,000	0	4,500.	255,300	604,300	604,300	Year End	1/4/2016
2015	101	FV	324,800	0	4,500.	249,800	574,600	574,600	Year End Roll	12/11/2014
2014	101	FV	324,800	0	4,500.	205,400	530,200	530,200	Year End Roll	12/16/2013
2013	101	FV	324,800	0	4,500.	195,400	520,200	520,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLETTEN THOR/EW	72867-336	1	7/1/2019		1,175,000	No	No		
DOHERTY BRIAN K	51138-157		5/6/2008		555,000	No	No		
CASCO DOROTHEA	27732-73		10/1/1997		150,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	1115	Re-Roof	6,000		8/11/2015			Replace roof shing
10/16/1997	622		47,000			G9	GR FY09	17X22 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
5/4/2009	Measured	189	PATRIOT
3/24/2000	Inspected	270	PATRIOT
2/29/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA _____

